

Master Plan Implementation Committee
March 7, 2019
6:00 p.m. – 7:00 p.m.
Arlington Town Hall, Second Floor Conference Room
MEETING SUMMARY

Attendees: Andrew Bunnell, Mike Byrne, Peter Howard, Ann LeRoyer, Charlie Kalauskas, Jenny Raitt, Wendy Richter, Erin Zwirko

Implementation Table Review

The Committee discussed the implementation table. Charlie asked about a few items:

1. The bus priority lane was recently approved by the Select Board to become permanent, but are there any plans to bring the lane to the Center? Not at this time.
2. Are there plans to establish a ratio of residential to commercial space in mixed-use projects? Not at this time.
3. Is there an accounting of private ways within the community? It was requested that DPW appear at a future meeting.
4. There was a discussion about the reference to promoting policies that support Arlington's magnet businesses.

Charlie also noted that the update to the sign regulations would support the business community.

Ann gave a brief update of the Mill Brook Corridor Study Group noting that the plan would be released soon.

Two members of the public that were present in the meeting made comments. Patricia Worden stated that she believed that there was a mistake regarding the subcommittee work relative to the multi-family zoning work in the Committee's mid-year report that was released to Special Town Meeting in December. The Committee members discussed and determined there was no such mistake. Asia Kepka noted that the Cultural Council would desire more support.

Meeting Summary

On the minutes from November 28, 2018, Ann made a motion to approve the meeting summary with the revision. Peter seconded. All voted in favor.

2019 Annual Town Meeting

Andrew explained that the Arlington Redevelopment Board (ARB) would accept public comment through March 27, when the ARB intends to vote on the many Zoning Bylaw amendments under consideration. The Committee discussed the various amendments. The update to the sign regulations is important for consistency with state and federal law as well as case law. There are some minor revisions that were requested by the ARB at their recent meeting. Additionally there are a number of amendments related to density and dimensional changes for mixed-use and multi-family development. Bicycle parking will be revised to decouple the standards from

those for motor vehicle parking. The Residential Study Group has two Zoning Bylaw amendments, and finally, there are minor and administrative corrections that need to be made to the Bylaw.

Ann noted that the Committee will want to release a report in mid-April to Town Meeting and a meeting should be scheduled to review such a report. Since the ARB votes on recommendations relative to the amendments on March 27, Jenny suggested that the Committee meets after that date as the amendments may change.

Erin provided an overview of the schedule of outreach in the upcoming month. The Department of Planning and Community Development will be holding office hours and four neighborhood meetings.

Peter asked about the outlook on the zoning amendments for density and dimensional changes. Andrew noted that the amendments are intended to allow focused growth to occur on the major corridors through Arlington alleviating strain in the neighborhoods. Charlie noted that there has been limited mixed-use projects since those amendments were adopted. He asked if Jenny has received feedback from developers about the existing Zoning Bylaw. Jenny explained that there have been four mixed-use projects since the zoning was adopted, and the amendments do address feedback received on FAR, minimum lot size, and minimum lot area per unit. Jenny continued that any development still requires a special permit from the ARB, and that the amendments establish new minimums to enable infill and redevelopment of underutilized sites.

Future Meeting Dates

Erin indicated that she would send around upcoming subcommittee dates. The Committee set their next meeting date for April 1, 2019 at 6 PM.